091.0	0004	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	607,500 / 607,500
					USE VALUE:	607,500 / 607,500
					ASSESSED:	607,500 / 607,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
184		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOBBS BENEDICT G & RACHELLE A
Owner 2:	
Owner 3:	
Street 1:	184 BRATTLE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PARKIN JILL -
Owner 2:	-
Street 1:	184 BRATTLE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,175 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 1699 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4175.000	225,000	800	381,700	607,500
Total Card	0.096	225,000	800	381,700	607,500
Total Parcel	0.096	225,000	800	381,700	607,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.52 | /Parcel: 357.5

Legal Description

User Acct 58813

GIS Ref

GIS Ref

Insp Date 10/03/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 091.0-0004-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	206,000	800	4,175.	381,700	588,500	588,500	Year End Roll	12/18/2019
2019	101	FV	176,100	800	4,175.	387,100	564,000	564,000	Year End Roll	1/3/2019
2018	101	FV	176,100	800	4,175.	289,000	465,900	465,900	Year End Roll	12/20/2017
2017	101	FV	176,100	800	4,175.	261,700	438,600	438,600	Year End Roll	1/3/2017
2016	101	FV	176,100	800	4,175.	250,800	427,700	427,700	Year End	1/4/2016
2015	101	FV	164,700	800	4,175.	212,600	378,100	378,100	Year End Roll	12/11/2014
2014	101	FV	164,700	800	4,175.	201,700	367,200	367,200	Year End Roll	12/16/2013
2013	101	FV	164,700	800	4,175.	191,900	357,400	357,400		12/13/2012

!7418!

PRINT

Date	Time
12/10/20	22:03:27

LAST REV

Date	Time
09/09/20	10:05:36

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7418

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARKIN JILL,	1500-103		11/29/2016		470,000	No	No		
PARKIN JILL O &	1245-53		11/28/2001	Family		No	No		
	1028-74		3/1/1987		167,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2019	1707	Heat App	8,432	C				
4/24/2019	549	Dormers	63,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2020	Permit Visit	PT	Paul T
3/7/2017	SQ Returned	MM	Mary M
10/3/2016	Measured	DGM	D Mann
12/11/2008	Meas/Inspect	189	PATRIOT
1/26/2000	Meas/Inspect	163	PATRIOT
8/2/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	58813
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4175		Sq. Ft.	Site		0	70.	1.31	5									381,676						381,700	

Total AC/HA:	0.09584	Total SF/SM:	4175	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	381,676	Spl Credit		Total:	381,700				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.26793790
Const Adj.:	0.99989998
Adj $ / SQ:	133.120
Other Features:	68847
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	326032
Depreciation:	101070
Depreciated Total:	224962

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB 1		

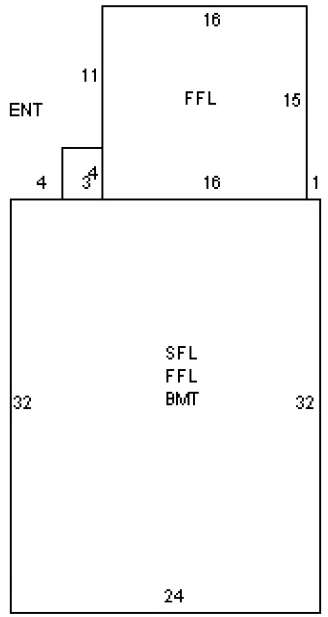
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	133.12
Special Features:	0	Val/Su Net:	90.76
Final Total:	225000	Val/Su SzAd	132.42

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,008	133.120	134,185
BMT	Basement	768	39.940	30,671
SFL	Second Floor	691	133.120	92,013
ENT	ENTRY	12	26.400	317

Net Sketched Area:	2,479			Total:	257,186
Size Ad	1699.1999	Gross Are	2556	FinArea	1699

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0004-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X16	A	AV	2006	3.92	T	10.4	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800

IMAGE

AssessPro Patriot Properties, Inc